

THIS DEED, made this 27th day of February, 1984, by and between THE BANK OF BRUNSWICK, a Body Corporate, as mortgagee of certain real property described herein (called "Grantor"), and ROBIN A. WILSON, RAILROAD Y.M.C.A. OF BRUNSWICK, MARYLAND, and NATIONAL BOARD OF YOUNG MEN'S CHRISTIAN ASSOCIATION, individually and severally, and as their interests may appear from time to time (called "Grantees"),

WITNESSETH that Grantor and Grantees understand and agree as follows:

1. That Grantor is mortgagee of a certain First Mortgage agreement between it and DALE R. MARSHALL and MELODY K. MARSHALL, his wife (called "mortgagors"), which mortgage is dated September 8, 1978, and recorded at Book 1061, page 478, one of the Land Records of Frederick County, Maryland.
2. That ROBIN A. WILSON is the owner of certain real property in Block 11 of a plat of the Mutual Land Improvement Company of Baltimore City recorded at W.I.P. 11, folio 473, one of the Land Records of Frederick County, Maryland, which Block is the same block of which the herein-described property is a part.
3. That the RAILROAD Y.M.C.A. OF BRUNSWICK, MARYLAND is a branch of the National Board of Young Men's Christian Association and which currently has an option to purchase that property owned by ROBIN A. WILSON and referred to in Paragraph 2 above and which option is dated November 11, 1982, and duly recorded at Book 1210, page 685, one of the Land Records of Frederick County, Maryland.
4. That by virtue of a deed to mortgagors dated August 14, 1974, and recorded at Book 946, page 469, there exists a right and interest of mortgagors in and to an abandoned alleyway located in the center of and running north and south in that property belonging to ROBIN A. WILSON, namely, Block 11, which right and interest also inures to the benefit of Grantors as mortgagees in the mortgaged property.
5. That Grantor desires to convey all of its right, title and interest in and to said alleyway described in paragraph 4 above to Grantees in consideration of Ten Dollars (\$10.00) and other fair and adequate consideration, receipt of which is hereby acknowledged by Grantor.
6. For the consideration above-stated, Grantor has given, granted, bargained, sold, aliened, released, enfeofed, conveyed and confirmed, and by these presents does give, grant, bargain, sell, alien, release, enfeof, convey and confirm unto Grantees, their successors, heirs and assigns forever, all their rights, title and interest in and to the alleyway herein described.
7. Grantor or its assigns, and all persons hereafter claiming under Grantor, will at any time hereafter, at the request and expense of Grantees, their successors, heirs or assigns, make all such further assurances for the more effectual conveying of the above-described property interest as may be reasonably required.

IN WITNESS WHEREOF, Grantor has, by its duly authorized agent, executed this document under seal on the date first above written.

William E. Sauter, J.D., P.A.
ATTORNEY AT LAW
320 West Potomac Street
Brunswick, Maryland 21716

(301) 834-7333

THE BANK OF BRUNSWICK,
A Body Corporate

By: C. Bruce Porter
C. Bruce Porter,
Executive Vice President

Exhibit Q